SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Andrew | Surname: Nicholl-Smith

Company name: Hortic Express Ltd.

Street address: Harvey's Barn, Day's Lane, Donington
Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE11 4XT

	Country Code	National Number	Extension Number
Telephone number:		01775 821187	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Andrew | Surname: Oglesby

Company name: OGLESBY & LIMB LTD

Street address: Suite 4, 5 Market Chambers, 12 Market Place
Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE11 1SL

	Country Code	National Number	Extension Number
Telephone number:		01775 761196	
Mobile number:			
Fax number:			

Email address: design@o-l-ltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Rear extension to packing plant for flowers to provide additional cold storage / R&D workspace and loading / unloading facility, together with associated external works.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: Hortic Express Ltd.

Street address: Harvey's Barn, Day's Lane

Donington

Town/City: Spalding

County:

Postcode: PE11 4XT

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 521625

Northing: 336619

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Tracey Surname: Meachen

Reference: Meeting at SHDC Offices.

Date (DD/MM/YYYY): 04/11/2014 (Must be pre-application submission)

Details of the pre-application advice received:

The principle of extending the building to accommodate this growing business was discussed and Tracey advised that she could see no immediate reason why such an application should not be considered. The issue of neighbouring properties was discussed and the applicant explained how relations with the neighbour had developed positively since the site came back in to use in 2010.
Mrs Meachen advised that an application for Full Planning Approval be submitted when ready.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (●) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

The existing vehicular access from Day's Lane will be extended to the west to allow lorry access as indicated on the drawings.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

The site has an area of concrete hard-standing to the north-west of the building, screened by the building from the south-east and south-west. This will continue to be used in the same manner as currently exists, the storage will simply move to the north-west as the building is extended.

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Separate waste skips are used for recyclable materials.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Kingspan PVC coated trapezoidal composite cladding panels - Colour Corus Colourcoat HPS200 Moorland Green Code 12B21.
Colour coated trims in grey.

Description of *proposed* materials and finishes:

Colour coated composite cladding panels - Colour Corus Colourcoat HPS200 Moorland Green Code 12B21.
External structure and trims in grey.

Roof - description:

Description of *existing* materials and finishes:

PVC Plastisol coated trapezoidal profile composite panels in colour - Corus HPS200 Goosewing Grey.

Description of *proposed* materials and finishes:

PVC Plastisol coated trapezoidal profile composite panels in colour - Corus HPS200 Goosewing Grey to match existing.

Windows - description:

Description of *existing* materials and finishes:

Colour-coated aluminium.

Description of *proposed* materials and finishes:

N/A.

Doors - description:

Description of *existing* materials and finishes:

Roller shutter doors - colour coated steel.
Personnel doors - colour coated aluminium.

Description of *proposed* materials and finishes:

Roller shutter doors - colour coated steel to match existing.
Personnel doors - colour coated aluminium to match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hard-standings and circulation areas - concrete.
Parking areas - gravel.

Description of *proposed* materials and finishes:

Hard-standings and circulation areas - concrete.
Parking areas - gravel.

Lighting - add description

Description of *existing* materials and finishes:

High-level floodlights to NW, NE & SE Elevations.

Description of *proposed* materials and finishes:

New high-level floodlights to NW and NE elevations of extension to match existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings A1095-01, 02, 03, 04, 10A & 17A.
Design & Access Statement A1095 - Justification Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	12	12	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	Alterations to approved parking but retaining numbers.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☒	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Main sewer
- ☐ Pond/lake
- ☒ Soakaway
- ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Packaging facility for flowers.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

18. All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	1236.0	0.0	569.2	569.2
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	1236.0	0.0	569.2	569.2

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	6	0	6
Proposed employees	6	0	6

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B2							☒

21. Site Area

What is the site area? 00.52 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Existing operations:
Loose stem flowers are delivered to site. On site they are arranged to produce gift bouquets, hampers etc which are then boxed and delivered. Most operations are done by hand. 'Have' type mechanical conveyors area used inside the unit.
Proposed operations:
The operation will be unchanged, there will simply be increased capacity.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Andrew Surname: Oglesby

Person role: Agent Declaration date: 04/06/2015 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 04/06/2015